

MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Special Meeting

October 21, 1964

9:00 A.M.

Council Chamber, City Hall

The meeting was called to order with Mayor Palmer presiding.

Roll call:

Present: Councilmen LaRue, Long, White, Mayor Palmer
Absent: Councilman Shanks

Present also: Jack Klitgaard, Tax Assessor and Collector; Paul Gladden and J. E. Olson, Property Appraisers for Tax Department and Thomas P. de Steiguer, Tax Attorney.

The Mayor announced that this was a Special Meeting of the Council called for the purpose of hearing tax appeals of D. L. Welch, Garden Oaks Co., and Eagle Properties, Inc., by D. L. Welch; and of considering an ordinance covering the property of Mr. Louie Gage at 1026 East 53rd Street.

MR. HERBERT SMARTT represented Mr. D. L. Welch, appealing the values as set by the Board of Equalization on the following property:

		Full Value by Tax Dept. 1963	Full Value by Tax Dept. 1964	Assessed Value By Tax Dept.	Value Rendered By Owner	Assessed Value As Fixed by Board
McNeil Road, 126.65 Land Acres, James Rog- Imps ers Survey	Division of Property	\$126,650	-0-	\$ 94,990	-0-	\$ 94,990
	Total	\$126,650		\$ 94,990		\$ 94,990
McNeil Road, 46.63 Land Acres, James Imps Rogers Survey	Division of Property	\$ 58,288	-0-	\$ 43,720	-0-	\$ 43,720
	Total	\$ 58,288		\$ 43,720		\$ 43,720

Mr. Smartt stated there had been a tremendous jump in this whole area this year. He said there was a 200' high line easement to L.C.R.A. all the way across and in about the middle of this property accounting for about 14 acres. He said there were no improvements and the land was used for farming or cattle grazing. He stated it would be several years before the owners would be ready to develop this property, probably at least five years. He said by the City jumping taxes so high in the area some had been forced to do something in order to receive an

income on their property and they had leased it for used cars and junk yards which were eye sores. He estimated that the 126.65 acre tract should be rendered for \$400 an acre and the 46.63 acre tract for \$500 to \$550 an acre. Mr. Welch stated that he paid \$1200 per acre for the 126.65 acres and \$1550 per acre for the 46.63 acres. He also stated this was not a cash consideration.

MR. D. L. WELCH represented Gardens Oaks Company, appealing the following values:

		Full Value by Tax Dept. 1963	Full Value by Tax Dept. 1964	Assessed Value By Tax Dept.	Value Rendered By Owner	Assessed Value As Fixed By Board
3000 Villa Lane, Lot 1, Block B Garden Oaks, Section 1	Land	\$ 849	\$ 849	\$ 640	\$ 450	\$ 640
	Imps	-0-	-0-	-0-	-0-	-0-
	Total	\$ 849	\$ 849	\$ 640	\$ 450	\$ 640
3002 Villa Lane Lot 2, Block B Garden Oaks, Section 1	Land	\$ 786	\$ 786	\$ 590	\$ 450	\$ 590
	Imps	-0-	-0-	-0-	-0-	-0-
	Total	\$ 786	\$ 786	\$ 590	\$ 450	\$ 590
3004 Villa Lane, Lot 3, Block B, Garden Oaks, Section 1	Land	\$ 786	\$ 786	\$ 590	\$ 450	\$ 590
	Imps	-0-	-0-	-0-	-0-	-0-
	Total	\$ 786	\$ 786	\$ 590	\$ 450	\$ 590
3006 Villa Lane, Lot 4, Block B, Garden Oaks, Section 1	Land	\$ 1,048	\$ 1,048	\$ 790	\$ 450	\$ 790
	Imps	-0-	-0-	-0-	-0-	-0-
	Total	\$ 1,048	\$ 1,048	\$ 790	\$ 450	\$ 790
3008 Villa Lane, Lot 5, Block B, Garden Oaks, Section 1	Land	\$ 1,048	\$ 1,048	\$ 790	\$ 450	\$ 790
	Imps	-0-	-0-	-0-	-0-	-0-
	Total	\$ 1,048	\$ 1,048	\$ 790	\$ 450	\$ 790

Mr. Welch stated these were vacant lots and he had been unable to sell them as they were rough and they would require a retaining wall and the cost of the retaining wall would make the cost of the lots prohibitive. Mr. Gladden, Tax Department, stated that three of the lots carried a 25% discount because of the terrain and because they were high. Mr. Welch stated he would sell these lots \$800 each.

MR. WELCH represented Eagle Properties, Inc., appealing the following values:

6814 Galindo St., Lot 27, Block 11, Chernosky No. 17	Land	\$ 945	\$ 945	\$ 710	\$ 300	\$ 710
	Imps	5,235	5,235	3,930	3,400	3,930
	Total	\$ 6,180	\$ 6,180	\$ 4,640	\$ 3,700	\$ 4,640